

Note: The following case(s) is/are included in this ad.

Click on the process number or applicant's name to go directly to the ad.

Process No.	Applicant Name
<u>04-161</u>	<u>BLACK CREEK L. C. & BLACK CREEK TRUST</u>
<u>04-171</u>	<u>ROBERTO E. PAREDES</u>
<u>04-284</u>	<u>FUTURE M. INVESTMENTS CORP.</u>
<u>04-328</u>	<u>MALCOLM WISEHEART, ET AL.</u>
<u>04-375</u>	<u>WATERSIDE APARTMENTS LTD.</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 12/14/04 TO THIS DATE:

HEARING NO. 04-12-CZ15-2 (04-171)

3-57-39
Council Area 15
Comm. Dist. 9

APPLICANT: ROBERTO E. PAREDES

- (1) UNUSUAL USE to permit a day care center.
- (2) Applicant is requesting to permit parking within 25' of the right-of-way (not permitted).
- (3) Applicant is requesting to permit a landscaped buffer with a minimum width of 2' along the property lines abutting dissimilar land uses to the east and west (5' wide required).
- (4) Applicant is requesting to permit 4 lot trees (9 trees required) within the dissimilar land use landscape buffer.
- (5) Applicant is requesting to permit 2 street trees (3 street trees required).
- (6) Applicant is requesting to permit 0 auto stacking spaces (4 required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #6 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Roberto Paredes," as prepared by Richard Garcia and consisting of 2 pages dated 5/6/04 and one page dated 4/16/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 3, Block 42, LEISURE CITY, SECTION 3, Plat book 57, Page 43.

LOCATION: 29010 S.W. 144 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.18 Acre

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANT: BLACK CREEK L. C. & BLACK CREEK TRUST

- (1) AU to RU-1M(a)
- (2) UNUSUAL USE to permit lake excavations.

Plans are on file and may be examined in the Zoning Department entitled "Old Silver Palm Trail," as prepared by Bellon, Milanes, Architects, dated 12-10-03 and consisting of 10 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: PARCEL 1: A portion of Tract 3 of AMENDED PLAT OF EAST DIXIE PARK, Plat 31, Page 61, and a portion of the right-of-way of S.W. 224th Street, lying north of and adjacent to said Tract 3 (said right-of-way closed by Resolution No. 7275), and a portion of the west ½ of Section 17, Township 56 South, Range 40 East, all being particularly described as follows:

Commencing at the Southwest corner of the NW ¼ of the SW ¼ of Section 17, Township 56 South, Range 40 East; thence run N89°16'32"E along the south line of the said NW ¼ of the SW ¼ of Section 17 for a distance of 531.64' to a Point of intersection with the east right-of-way line of the Homestead Extension of Florida's Turnpike (State Road No. 821); thence run N0°48'42"W along said east right-of-way line of the Homestead Extension of Florida's Turnpike (State Road No. 821); for a distance of 50' to the Point of beginning of the tract of land herein described; thence from the above established Point of beginning run the following courses and distances along the said east right-of-way line of the Homestead Extension of Florida's Turnpike (State Road No. 821), N0°48'42"W for 497.94'; N01°05'51"E for 300.17'; N0°48'42"W for 529.71' to a Point of intersection with the south right-of-way line of Old Cutler Road said point lying on a circular curve concave to the north and bearing S08°46'03"W from the center of said curve; thence departing the said east right-of-way line of Homestead Extension of Florida's Turnpike (State Road No. 821) run the following courses and distances along the said south right-of-way line of Old Cutler Road; along said circular curve to the left having for its elements a radius of 2,914.93' and a central angle of 10°41'55" for an arc distance of 544.29' to the Point of tangency of said curve N88°04'08"E for 380.06' to a Point of intersection with the W/ly right-of-way line of the Central and Southern Florida Flood Control District Canal C-1 (Black Creek); thence departing the said south right-of-way line of Old Cutler Road run the following courses and distances along the said W/ly right-of-way line of the Central and Southern Florida Flood Control District Canal C-1 (Black Creek); S02°01'55"E for 5.26'; S07°34'00"W for 727.16' to the beginning of a circular curve to the left; thence to the left along said curve having for its elements a radius of 760' and a central angle of 45°43'36" for an arc distance of 606.54' to a Point of intersection with a line that is 50' north of and parallel to the south line of the north ½ of the SW ¼ of said Section 17 said point bearing S51°50'24"W from the center of said curve; thence departing the W/ly right-of-way line of the Central and Southern Florida Flood Control District Canal C-1 (Black Creek) run S89°16'32"W along a line that is 50' north and parallel to the said south line of the north ½ of the SW ¼ of said Section 17 for a distance of 973.93' to the Point of beginning. AND: PARCEL 2: That portion of the SW ¼ of the SW ¼ of Section 17, Township 56 South, Range 40 East, lying e/ly of the following described Florida Turnpike right-of-way.

Commence at the Southwest corner of said Section 17; thence N89°22'47"E along the south line of said Section 17, as a basis of bearings of 224.76' to the intersection with the W/ly right-

CONTINUED ON PAGE TWO

APPLICANT: BLACK CREEK L. C. & BLACK CREEK TRUST

PAGE TWO

of-Way line of S. R. No. 821 (Florida's Turnpike), Florida State Department of Transportation Right-of-Way map, Section #87005-2305, said point being the Point of beginning of the herein described parcel of land; thence N00°48'42"W along said west Right-of-Way line for 1,332.49' to the north line of the SW ¼ of the SW ¼ of said Section 17; thence N89°16'30"E along the north line of the SW ¼ of the SW ¼ of said Section 17 for 300' to the intersection with the E/ly line of said S. R. #821 (Florida's Turnpike); thence S00°48'42"E for 1,333.04' to the south line of the SW ¼ of the SW ¼ of said Section 17; thence S89°22'47"W for 300' to the Point of beginning. AND: PARCEL 3: Right-of-Way for drainage outfall, right of Station 5084-77.29 (Centerline of Project). That part of the NE ¼ of the SW ¼ lying W/ly of Black Creek Canal (Canal C-1), and Tract 3 of AMENDED PLAT EAST DIXIE PARK, Plat book 31, Page 61, all lying and being in Section 17, Township 56 South, Range 40 East, lying within the following described boundaries, to wit:

Commence at the Northwest corner of the SW ¼ of Section 17, Township 56 South, Range 40 East; run thence S01°06'28"E (bearing derived from the Florida State System of Plane Coordinates) along the W/ly boundary of said Section 17, 1,332.11' to a point; run thence N89°16'31"E, 531.64' to the Point of beginning of the herein described parcel; thence run N00°48'42"W, 50' to a point; thence run N89°16'31"E, 973.64' to a Point of intersection with the existing W/ly right-of-way line of Black Creek Canal (Canal C-1), said point being on a curve, concave to the Northeast, having a radius of 760'; thence from a tangent bearing S38°10'38"E, run SE/ly along said curve 65.20', through a central angle of 04°54'57", to a point on said curve; thence, from a tangent bearing S43°05'35"E, run S89°16'31"W, 1,015.39' to the Point of beginning.

LOCATION: The Southeast corner of the Homestead Extension of Florida's Turnpike and Old Cutler Road, Miami-Dade County, Florida.

SIZE OF PROPERTY: 50± Acres

AU (Agricultural – Residential)
RU-1M(a) (Modified Single Family 5,000 sq. ft. net)

HEARING NO. 05-2-CZ15-2 (04-284)

27-56-39
Council Area 15
Comm. Dist. 9

APPLICANT: FUTURE M. INVESTMENTS CORP.

GU & AU to RU-TH

SUBJECT PROPERTY: The NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, less the west 25' & the south 35' in Section 27, Township 56 South, Range 39 East.

LOCATION: Lying east of S.W. 138 Court & approximately 360' north of S.W. 264 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.16± Acres Net

GU (Interim)

AU (Agricultural – Residential)

RU-TH (Townhouse – 8.5 units/net acre)

HEARING NO. 05-2-CZ15-3 (04-328)

9-56-40
Council Area 15
Comm. Dist. 8

APPLICANTS: MALCOLM WISEHEART, ET AL.

AU & GU to RU-1M(a)

SUBJECT PROPERTY: Tracts 11, 12 & 13, revised portions of TENALLA OCEAN FARMS
SUBDIVISION & TENALLA OCEAN FARMS ADDITION, Plat book 39, Page 15.

LOCATION: The Northwest corner of S.W. 87 Avenue & theoretical S.W. 204 Street, Miami-
Dade County, Florida.

SIZE OF PROPERTY: 8.89 Acres

AU (Agricultural – Residential)

GU (Interim)

RU-1M(a) (Modified Single Family 5,000 sq. ft. net)

HEARING NO. 05-2-CZ15-4 (04-375)

10-56-40
Council Area 15
Comm. Dist. 8

APPLICANT: WATERSIDE APARTMENTS LTD.

Applicant is requesting to waive the zoning and subdivision regulations prohibiting structures within rights-of-way to permit a 2'8" high masonry wall encroaching into the zoned right-of-way of S.W. 210 Street (not permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and/or under Chapter 28 §19(A) of the Public Works Code.

Plans are on file and may be examined in the Zoning Department entitled "Site Plan & Elevations," as prepared by H. J. Ross Associates, consisting of 2 sheets and dated 5/2/03 and plans entitled "Calusa Cove," as prepared by Albaisa Architects, consisting of 1 sheet, dated last revised 1/3/03 and 1 sheet dated 9/16/02. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "A" of CALUSA COVE SUBDIVISION, Plat book 154, Page 6.

LOCATION: 8000 S.W. 210 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 8.77 Acres

PRESENT ZONING: RU-4L (Limited Apartment House 23 units/net acre)